

PRELIMINARY/ENGINEERING PLAN OF THE VILLAGES ASSISTED LIVING FACILITY

LEGAL DESCRIPTION

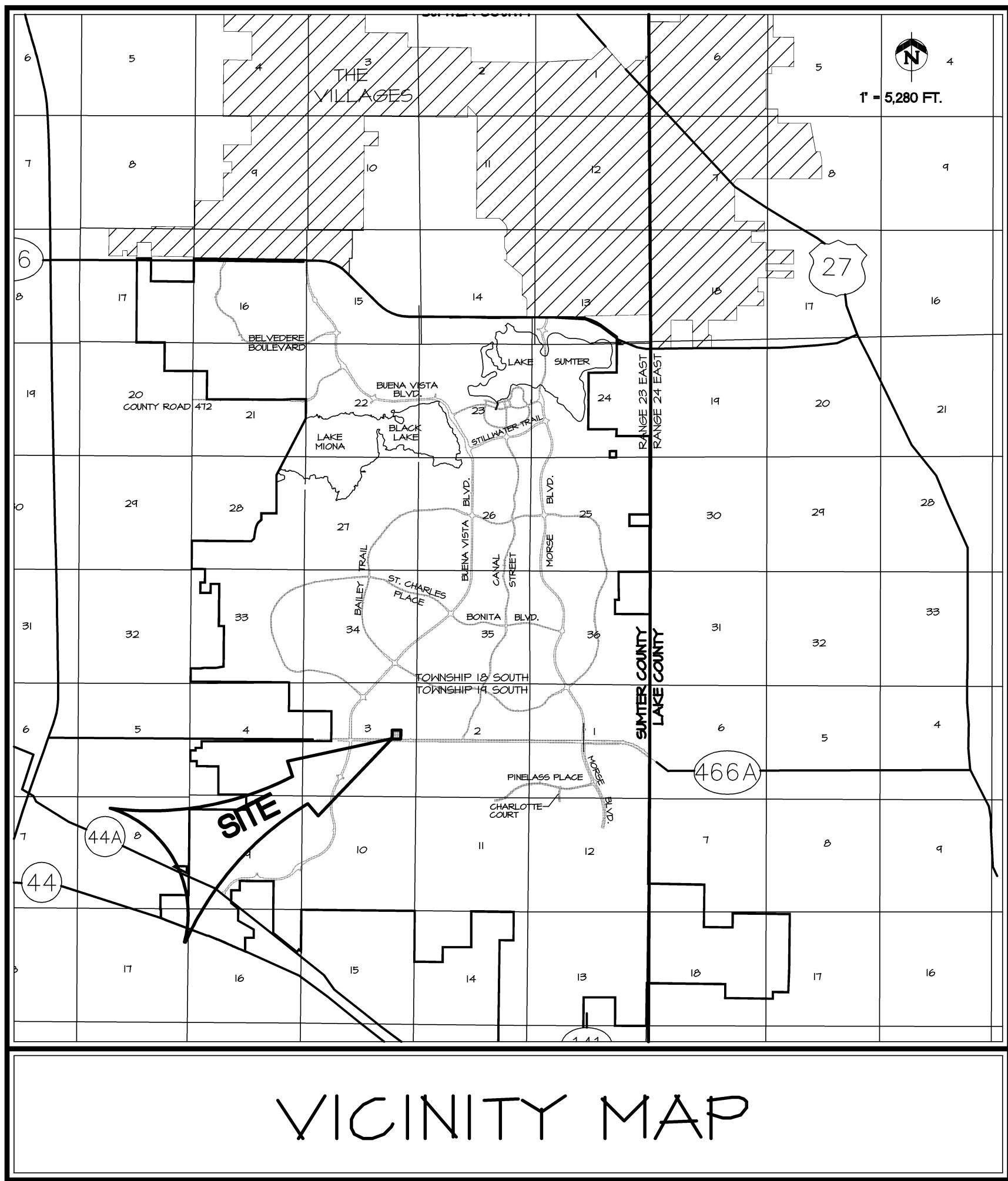
THAT PORTION OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 'J', ALLENDALE VILLAS, PLAT BOOK 9, PAGES 12 AND 12A, AS RECORDED IN PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE NORTH 89°32'10" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 466A, A DISTANCE OF 689.85 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89°32'10" WEST ALONG SAID RIGHT OF WAY LINE 385.06 FEET TO A POINT ON A 48.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS NORTH 62°50'49" EAST; THENCE NORTHERLY ALONG SAID CURVE, DEPARTING SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 27°37'00" AN ARC DISTANCE OF 23.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°27'50" EAST 387.75 FEET TO THE SOUTH LINE OF VILLAGES OF SUMTER UNIT NO. 147, PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 8 THROUGH 8D, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE RUN SOUTH 89°32'10" EAST, A DISTANCE OF 411.00 FEET; THENCE DEPARTING SAID PLATTED BOUNDARY RUN SOUTH 00°27'50" WEST 161.09 FEET TO A POINT OF CURVATURE OF A 498.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°49'00" AN ARC DISTANCE OF 50.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°16'49" WEST 97.21 FEET; THENCE SOUTH 02°19'35" WEST 79.52 FEET TO A POINT ON A 48.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 89°32'10" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°37'02" AN ARC DISTANCE OF 23.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 466A AND THE POINT OF BEGINNING.

CONTAINING 3.82 ACRES MORE OR LESS.

NOTES:

1. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION & DEVELOPMENT MANUAL, DATED MAY 01, 2009, PREPARED BY GRANT & DZURO OR AS AMENDED BY THESE PLANS.
2. FOR SHOWN PURPOSES ONLY: REFERENCE PERMIT #44024891.081 FOR THE VILLAGES STANDARD DETAIL MANUAL.
3. ELEVATIONS SHOWN WERE OBTAINED BY SURVEY AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
4. NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RE-SUBMITTAL AND SUBSEQUENT APPROVAL BY THE VILLAGES OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES WILL INSPECT THE FINISHED CONSTRUCTION AND DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. ANY DEFICIENCIES FOUND BY THE VILLAGES WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO SUMTER COUNTY BY THE PROJECT ENGINEER.



SECTION 3
TOWNSHIP 19 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA

INDEX OF SHEETS

1. TITLE SHEET
2. AERIAL PHOTOGRAPH
3. MASTER DEVELOPMENT PLAN
4. SITE PLAN
5. GRADING PLAN
6. STORM DRAINAGE PLAN
7. WATER AND SANITARY SEWER PLAN

EC-1 EROSION CONTROL PLAN

SL-1 SLEEVE AND LIGHTING PLAN

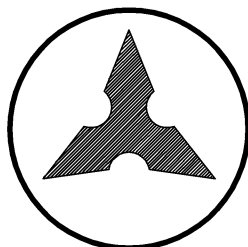
L-1 LANDSCAPE PLAN

ENGINEER/SURVEYOR:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34785
JEFFREY A. HEAD, P.E. #58058
PHONE: 352-748-3126

OWNER:
GTMJ INVESTMENT GROUP, LLC.
990 OLD MILL RUN
THE VILLAGES, FLORIDA 32162
MARTIN L. DZURO, VICE PRESIDENT
PHONE: 352-753-6260

DEVELOPER:
CLEAR OCEAN INVESTMENTS II CORP.
470 CENTRAL AVENUE, SUITE A
ST. PETERSBURG, FLORIDA 33713
WILLIAM H. HOWELL, PRESIDENT
PHONE: 727-565-4037

NOTE: ELEVATIONS SHOWN WERE OBTAINED BY AERIAL PHOTO AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.

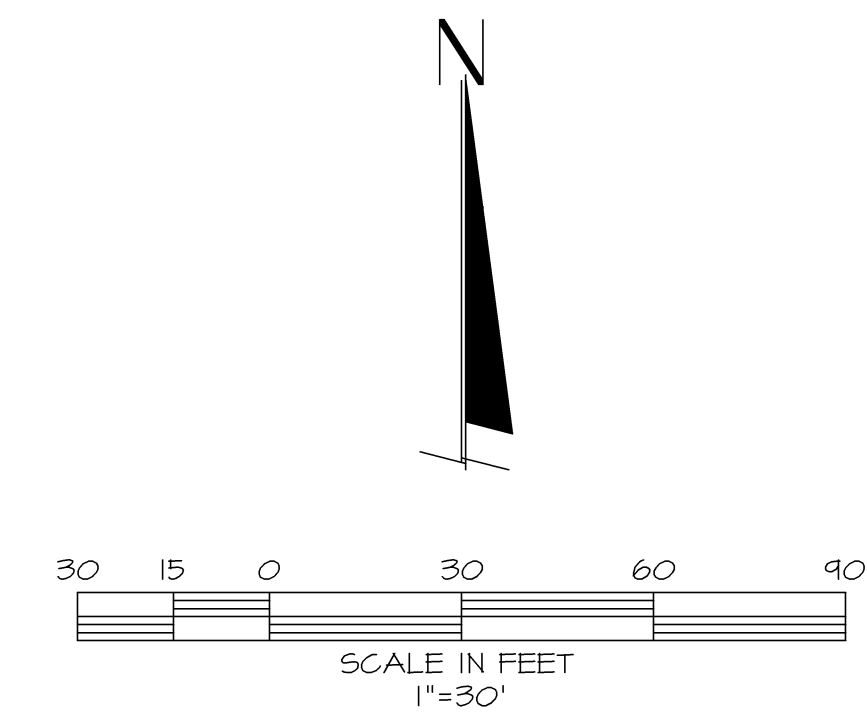


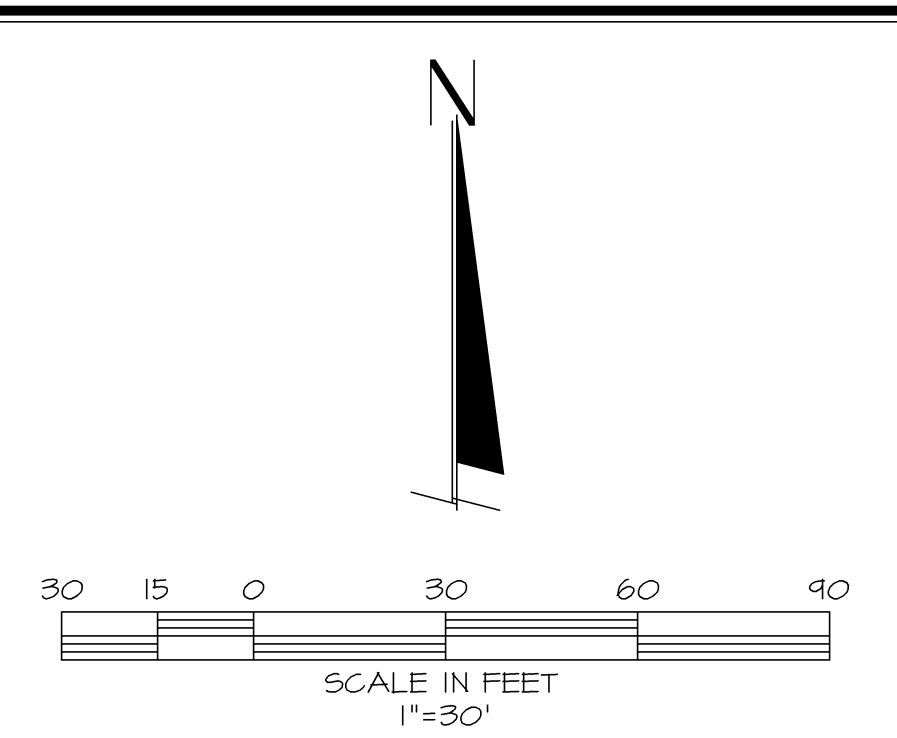
**FARNER
BARLEY**
AND ASSOCIATES, INC.

Certificate of Authorization Number: 4709

4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 753-3114

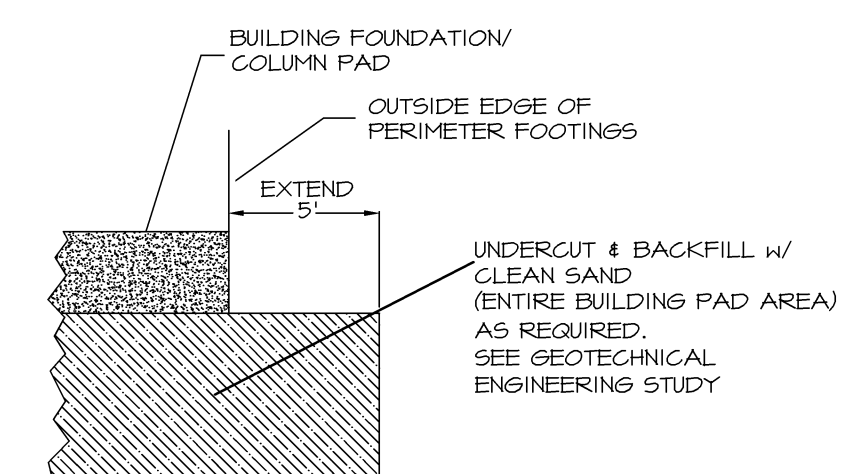
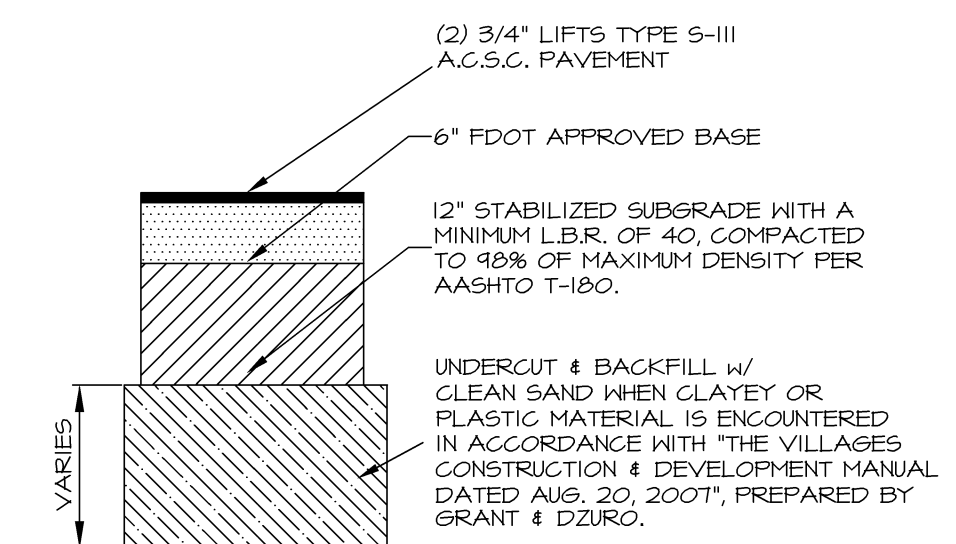
- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS





-
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED PAVEMENT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- DIRECTION OF DRAINAGE

1. ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
2. ALL PROPOSED ELEVATIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS, MAY 1, 2009" PREPARED BY GRANT & DZURO OR AS AMENDED BY THESE PLANS.
4. GENERALIZED BERM INFORMATION NOT PROVIDED. FINAL GRADING SHALL BE DONE UNDER THE DIRECTION OF LANDSCAPE ARCHITECT. SEE LANDSCAPE PLAN FOR BERM LOCATIONS AND SIZE.
5. THE STORMWATER RUNOFF FROM THIS PROJECT SITE DISCHARGES INTO PREVIOUSLY PERMITTED RETENTION / DETENTION PONDS LOCATED OFFSITE.
6. PROJECT IS NOT WITHIN 100 YR FLOOD PLANE PER FEMA PANEL 1202460075B, AND IS LOCATED IN ZONE C.
7. FINISH FLOOR ELEVATIONS MAY BE ADJUSTED BASED ON "AS-BUILT" ELEVATION OF PROPOSED EDGE OF PAVEMENT ELEVATIONS AND ADJUSTED ACCORDINGLY BEFORE CONSTRUCTION OF PROPOSED BUILDING. COORDINATE WITH SITE ENGINEER BEFORE CONSTRUCTION OF BUILDING SLAB.
8. ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. IF DURING FINAL BUILDING CERTIFICATION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00%) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.



BUILDING PAD
SECTION


[illegible]

**FARNER
BARLEY**
AND ASSOCIATES, INC.

Certificate of Authorization Number: 4709

44450 N.E. 83rd Road • Wilkwood, Florida 34785 • (352) 753-3114

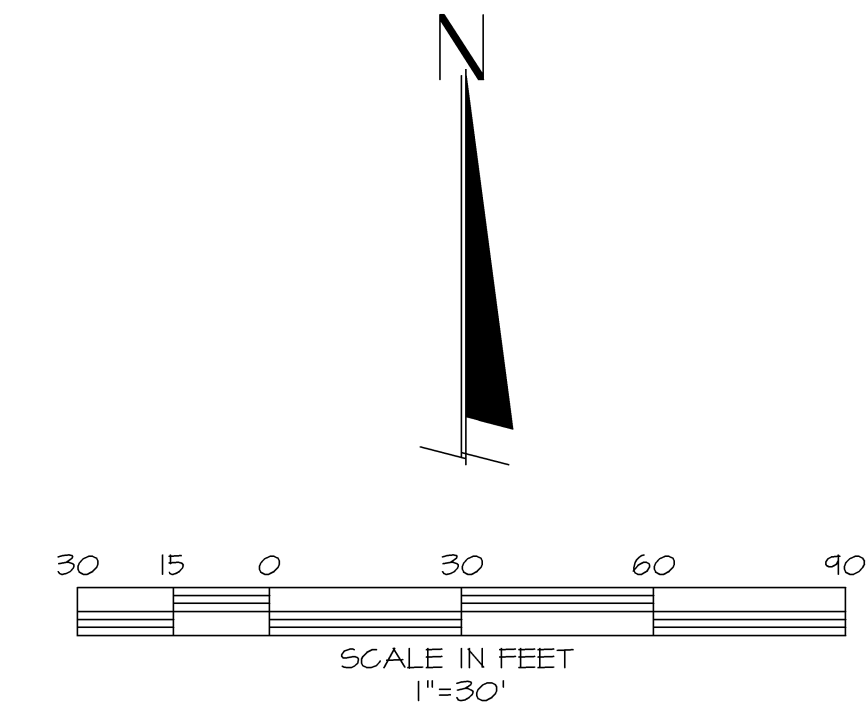
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

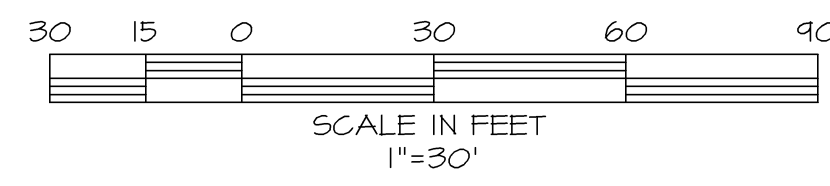



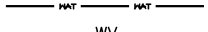



















THE VILLAGES ASSISTED LIVING FACILITY

GRADING PLAN

DATE 12-17-10
DRAWN BY MJC
CHKD BY JAH
FILE NAME GRADING.DWG
JOB NO. 101123.0000





	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING VALVE
	PROPOSED VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING SINGLE WATER SERVICE
	EXISTING DOUBLE WATER SERVICE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DOUBLE WATER SERVICE
	FIRE DEPARTMENT CONNECTION (F.D.C.)
	BACTERIOLOGICAL SAMPLE POINT
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING MANHOLE
	PROPOSED MANHOLE
	MANHOLE NUMBER
	EXISTING DOUBLE SEWER SERVICE
	EXISTING SINGLE SEWER SERVICE
	PROPOSED DOUBLE SEWER SERVICE
	PROPOSED SINGLE SEWER SERVICE

NOTE: MAINTAIN MIN. 1 FT. VERTICAL OR
6 FT. HORIZ. SEPARATION BETWEEN POTABLE
AND NON-POTABLE WATER MAINS

VERTICAL SEPARATION

BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM-WATER FORCE MAIN RECLAIMED WATER PIPELINES.

1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SINKER, WASTEWATER OR STORM-WATER FORCE MAIN OR PIPELINE SHALL BE AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES ABOVE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SINKER, WASTEWATER OR STORM-WATER FORCE MAIN, IS PREFERABLE TO LOCATE THE WATER MAIN AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

3. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS 1 AND 2 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AWAY FROM THE OTHER PIPELINE AS POSSIBLE. IF SUCH CANNOT BE ACCOMPLISHED, IT WILL BE UNDERSTOOD THAT ALL WATER MAIN JOINTS ARE THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORMSEWERS, STORM-WATER FORCE MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS. SEE CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR NONPRESSURIZED TYPE SANITARY SEWERS, STORMSEWERS, STORM-WATER FORCE MAINS, CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

4. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES,

A. NO WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH ANY PART OF A SANITARY MANHOLE.

B. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY MANHOLE.

5. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE, THERE SHALL BE A MINIMUM OF TWO FEET HORIZONTAL DISTANCE FROM THE OTHER PIPELINE.

6. USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT RESISTANCE OF AT LEAST FOUR FOOT-POUNDS PER SQUARE INCH), SHALL BE REQUIRED FOR ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN, AND FOR ENCASEMENT OF CASING PIPE AT LEAST TWO INCHES THICK FOR THE WATER MAIN, AND FOR ENCASEMENT OF CASING PIPE AT LEAST TWO INCHES THICK FOR THE DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS

[illegible][illegible]

**FARNER
BARLEY**
AND ASSOCIATES, INC.

Certificate of Authorization Number: 4709

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

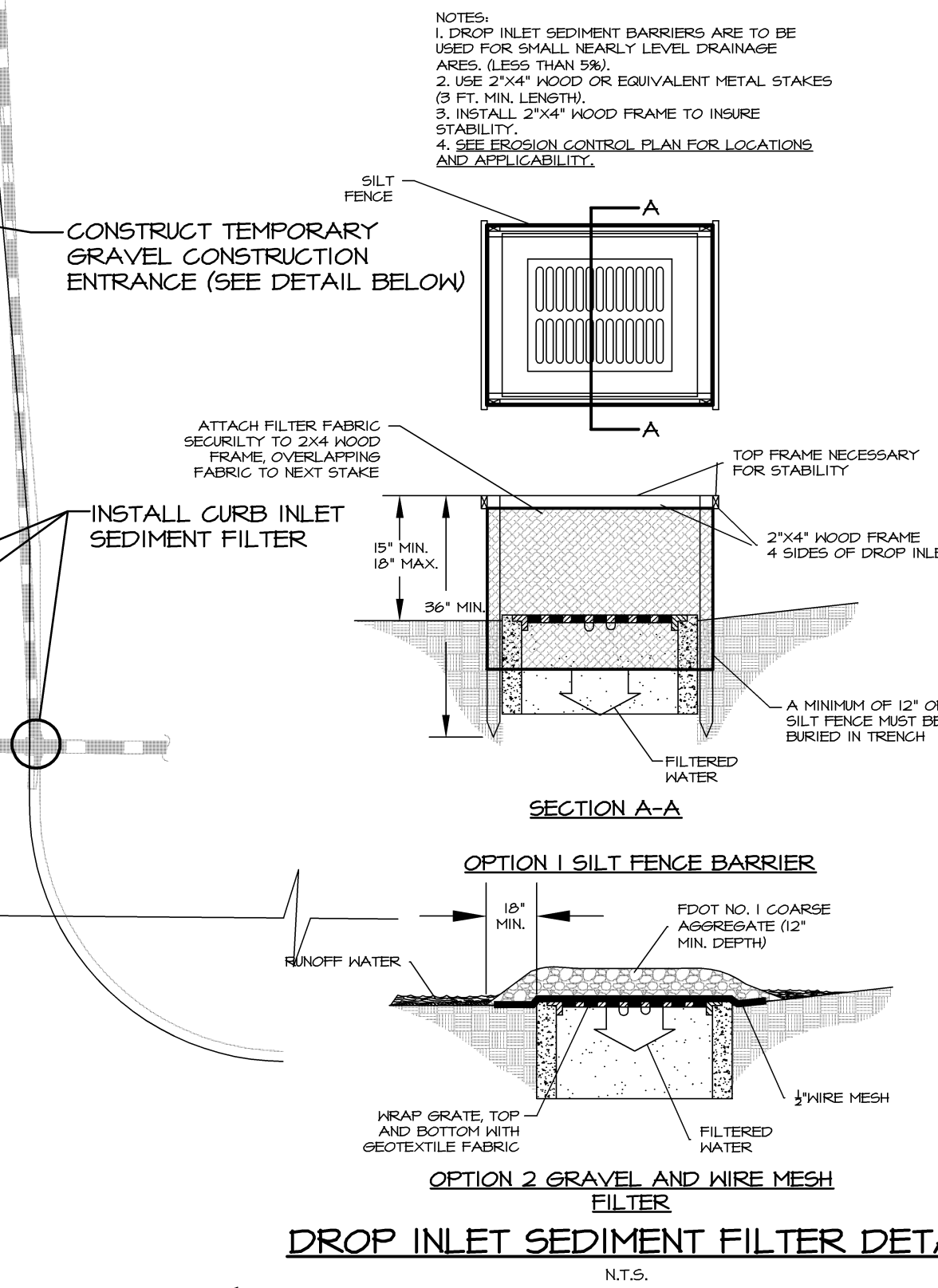
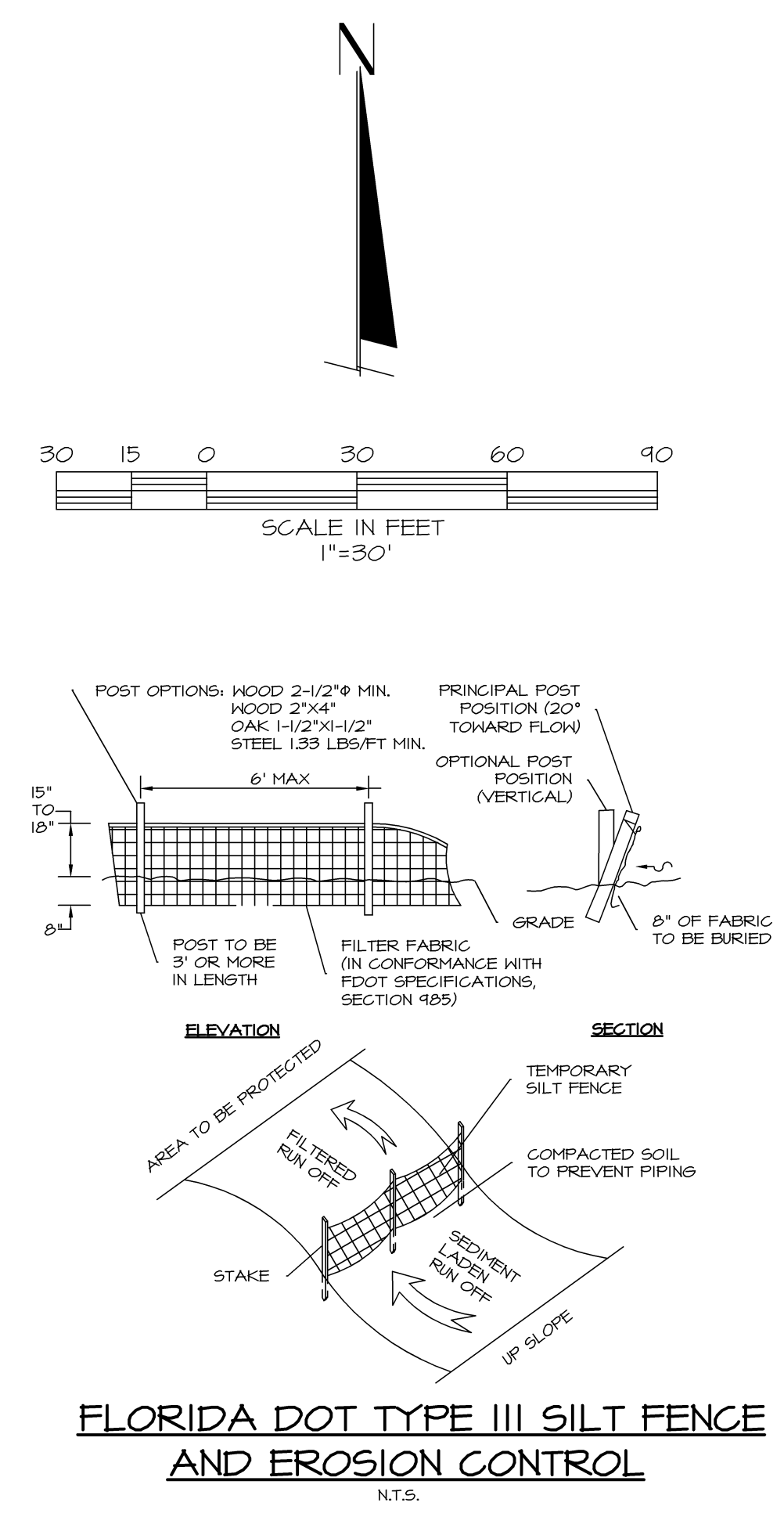
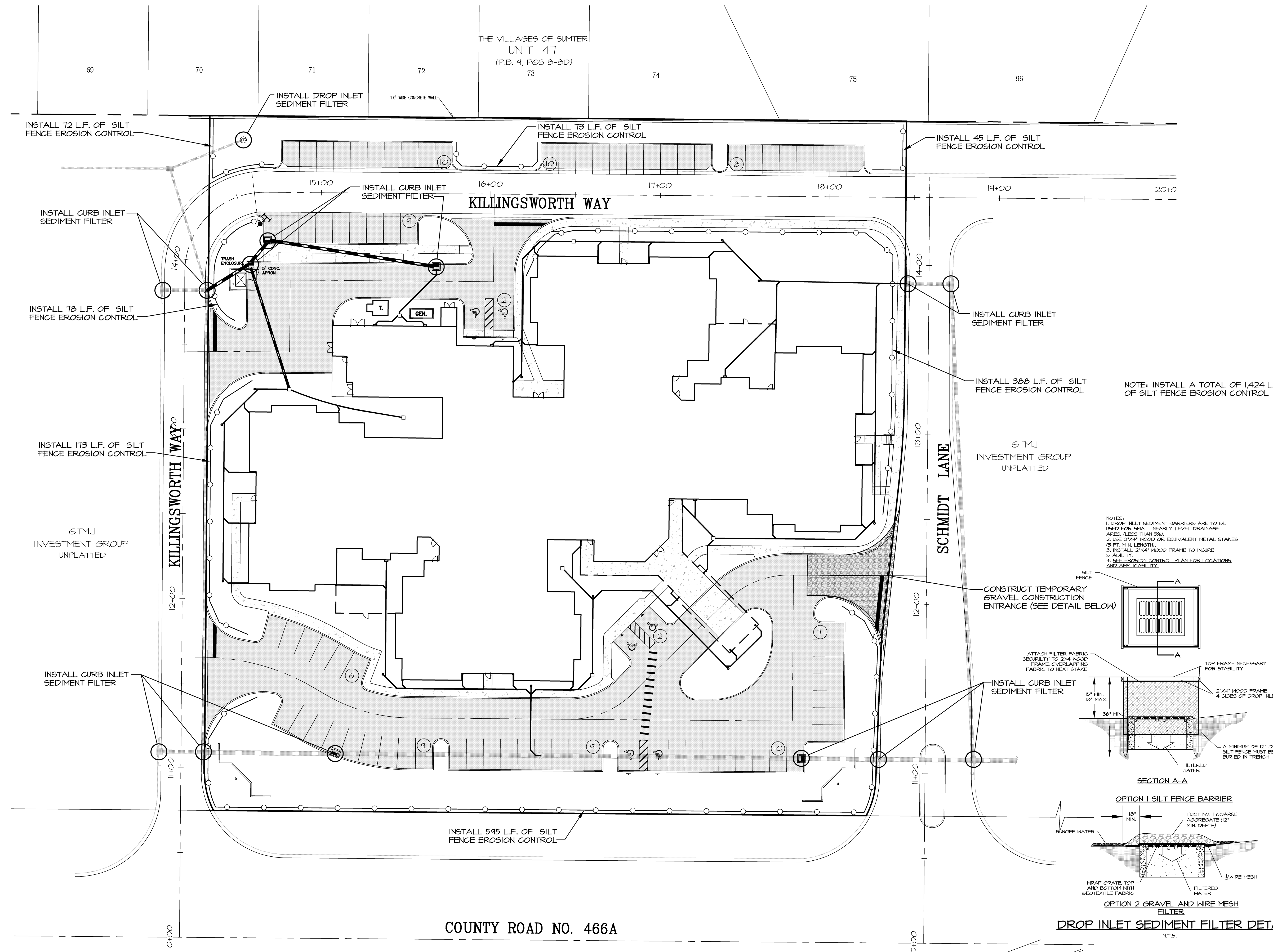
4450 N.E. 83rd Road • Willowood, Florida 34785 • (352) 753-3114

THE VILLAGES ASSISTED LIVING FACILITY

WATER & SANITARY SEWER PLAN

DATE	12-17-10
DRAWN BY	MJC
CHKD BY	JAH
FILE NAME	GRADING.DWG
JOB NO.	101123.0000

SHT. 7 OF 7



NOTES:

- THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
- TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
- PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.).
- SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.

GRVEL CONSTRUCTION ENTRANCE

NOTE: THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.

BRETT J. TOBIAS, P.E.
REGISTERED ENGINEER NO. 64011
STATE OF FLORIDA

KEVIN J. BESSOLO
AUTHORIZED AGENT ON BEHALF OF
CLEAR OCEAN INVESTMENTS II CORP.

BY	
DATE	
REVISIONS	
FARNER BARLEY AND ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS 4709 Certificate of Authorization Number: 4709 4450 N.E. 83rd Road o Midwood, Florida 34785 o (352) 753-3114	
THE VILLAGES ASSISTED LIVING FACILITY EROSION CONTROL PLAN	
DATE	12-17-10
DRAWN BY	MJC
CHKD BY	JAH
FILE NAME	EROSION.DWG
JOB NO.	101123.0000
SHEET EC-1 OF EC-1	